

# MINUTES

## SLCA 2016 ANNUAL HOMEOWNERS MEETING

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The annual Serenoa Lakes Homeowners Association Meeting was held at the Serenoa Golf Course restaurant on December 7, 2016. The meeting was presided over by Dave Anderson, President.

Directors in attendance were Dave Anderson, Bill Luthy, Si McAninch, Kevin McGrath, Jacqueline Vlaming. There were 33 in attendance. 23 households and 10 proxies.

Guest: Norm Easey from Urban Forestry Consulting

**Opening Comments:** Dave Anderson welcomed all attendees and explained that the meeting would be conducted in accordance with Robert's Rules of Order. He also introduced and welcomed new residents Jim and Elaine Albin, Scott and Kelly Durrett, Peter Graham and Susan Strong, Tom and Jerri Matthews, Andrew Mursch and Karen Nagle, and Jon and Barbara Ryder.

**Proof of Meeting Notice:** Si McAninch stated that the notice for this meeting was mailed on November 17, 2016, and our sign board was posted at the community entrance area on December 4, 2016.

**Certification of Proxies:** BOD's Secretary, Si McAninch, certified the receipt of 10 proxies from homeowners unable to attend this meeting. There were 23 homeowners in attendance.

**2015 Annual Homeowners Meeting Minutes:** A motion was introduced by Peter Abbott to waive the reading of the 2015 Homeowners Meeting minutes and that they be approved as written. The motion was seconded by Mike Vlaming and unanimously accepted as written.

**Reports of Officers:** Maintenance and Repairs: The Board and the Architectural Review Committee continued a combined exterior maintenance inspection program. The last inspection was done in October 2016. The plan is to do full inspections every six months. The focus of these inspections are landscaping, overgrown oak trees, tile roof and driveway cleaning, lamp post function and house paint condition. Follow up inspections of noticed properties are conducted 60 days after sending out the violation notifications.

**Common Area Maintenance and Repairs:** In 2016 all common area palm trees were trimmed. Fresh mulch was installed in common areas and tree rings. Community sidewalks and gutters are scheduled to be cleaned in December. Repairs were made to the gate system and sidewalks. Renovations were made to the landscaping and irrigation systems.

**Tree Maintenance Standards:** Limbs over sidewalks must be trimmed to a height of eight feet. Street tree limbs overhanging the road must be trimmed to a height of 15 feet.

**Sidewalk Repairs and Future Issues:** Mr. Norm Easey gave a detailed presentation concerning the issue of sidewalk repair and tree roots. **There is no one or perfect** solution, and this will be an ongoing problem in the years ahead. Three options were presented. The first is to segment the sidewalk around trees creating greater space for roots. The second option is to curve the sidewalk around the tree again to create distance. The third option would be to move the sidewalk closer to the road.

**Future Landscape Projects:** Goal over the next two plus years is to improve the WOW factor of the main entrance. There is a planned three phase upgrade. The Areca/Paurotis four corners common area in 2016, the main center island at entrance and inside the gates in 2017.

**Presentation of 2017 Budget Proposal:** Budget for 2017 is \$118,421.00 or \$1,287.19 per lot. This is a decrease of \$11.45 from last year's budget. There will be a new line item in the budget, Sidewalk Repair and Maintenance, as this was removed from the Paving reserve. Budget philosophy is to provide adequate funds to cover known and probable expenses, and avoid the need for special assessments. Tony Dicerbo made a motion to accept the budget as proposed. Mike Vlaming seconded the motion, and it passed unanimously.

**Community Related Matters:** The Bispham Family is continuing its plan to develop 517 acres south of our community in the area known as the sod farm. The 2050 South Village, east of us off Clark Road, continues to be of interest for Serenoa Lakes. There was approval for the Ibis Street Conservation Subdivision to build a high density subdivision on the east side of Ibis Street, just north of the Serenoa Community entrance area.

**Thanks to Our Volunteers:** Dave Anderson expressed his thanks to the many volunteers in our community that helps make Serenoa Lakes such a wonderful place to live. They give selflessly of their time and talent, and have saved us a considerable sum of money. He mentioned all the hard work undertaken by the Architectural Review Committee (ARC). Members include Marjorie Anderson, Chair, Mike Connor, Nanette Goldberg, Larry O'Toole and Nancy Simpson. Social Committee members, Marcy Abbott, Linda Garvin, Patti Murgolo, Therese Swiatkowski, Karie Backman, Carolyn Mack (incoming member) and Mia Zittel (incoming member). Landscape Committee members, Eileen McGrath, Chair, Nancy Hayes Cooper, Michelle Dicerbo and Patty Murgolo. Mike Backman provided general maintenance support for the gates, lights and fountains. Paul Orth did the maintenance on the air conditioning unit in our guardhouse. Donald McEvoy handled our entrance area flags. Del Mack helped with the irrigation system. Jeanette Nolan secured Serenoa GC for this meeting and other community events. Si and Shannon McAninch, Patty Murgolo, Jack, Shawn and Therese Swiatkowski, Bill and Trevor Luthy, Marcy and Pete Abbott, Ed Gil, Elaine Leech, Del and Carolyn Mack, Joe McCarthy and Eileen McGrath were kind enough to help get the Holiday decorations up in our entrance area. I'd like to give a special thanks to all the members, past and present, for their long and faithful service. We will continue to use community volunteers to occasionally plant flowers in the entrance area. Special thanks to Patty Murgolo, Therese Swiatkowski, Trevor Luthy, Marcy Abbott, Mike Backman and Shannon McAninch for their help with the Community Food Drive. Several people spoke and/or obtained signatures for the Board of County Commissioners' Meeting on October 26, 2016. They were Pete Abbott, Marjorie Anderson, Karie Backman, Mitch Goldberg, Del Mack, Kevin McGrath, Doug Watts, Bert Greene, Joe McCarthy, Jim Weisenborne, John Fischer, Tony Dicerbo, and Si and Shannon McAninch. Finally, the Board of Directors, Bill Luthy, Si McAninch, Kevin McGrath and Jacqueline Vlaming provided outstanding support throughout the year.

**Election of Board Members for a two-year term:** Three Board members' two year terms expire at this meeting, and the following names were submitted for nomination:

Michelle Carpenter  
Mike Lavezzorio  
Kevin McGrath

Deanne Jared, Assistant Treasurer (voted on each year)

There was a call to the floor for any other nominations. No other nominations were made, so a motion was made by Peter Abbott to close the nomination process. The motion was seconded by Tony Dicerbo, and all candidates were unanimously elected to the new Board of Directors.

**Unfinished Business:** None to report

**New Business:** SLCA will pay its share, 33%, of the repair costs to fix the damaged gates between the two subdivisions.

Meeting was adjourned at 8:30 p.m.